

# Cruikshank Realty, Inc.,

Presents...

18710 Cnty Rd 54.2  
Aguilar, CO 81020

**\$310,000.00**



If you are looking for SCENIC PROPERTY with the wind whistling through the tall pine trees, then this is it!! A wonderful 40 acre lot with improvements is located 10 miles from the sleepy town of Aguilar. This house is very unusual looking from the outside. It has been built based on a structural engineers design. It looks so much different on the inside. Wonderful kitchen area, dining room, living room with a large rock faced fireplace down stairs. When you go upstairs, there are several rooms that could be bedrooms with lots of storage. According to the Assessor's office, this home was built in 1979 and contains 2025 square feet. There is a deeded water right from Marshall Spring #1 that has run for the last 80 years according to the Seller. The Decree is for 15 g.p.m. This home does need some TLC, but has many possibilities. You must see it and sit on the porch and listen to the birds and the soft wind blowing through the pines. Give us a call for a showing.

No. of Bedrooms: **3**  
No. of Baths: **1**  
Dining Area: **Yes**  
Family Room: **Yes**  
Heating Source: **Propane & Fire Place**  
Cooling Source: **Window**  
Garage: **N/A**  
Sq. Ft: **2025 - Total**  
Lot size: **40 Acres**  
Taxes: **\$95.44—2017**  
Year Built: **1979**

**2CR2**  
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**INCLUSIONS:** TBD  
**EXCLUSIONS:** All Seller's personal property.

All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.